

## Zoning Report

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### Site Information

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Address	5400 LITTLE TURTLE WAY, COLUMBUS, OH
Mailing Address	6253 RIVERSIDE DR STE 200 DUBLIN OH 43017-5450
Owner	FIREWATER LIMITED
Parcel Number	600284366
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	Z76-035A, Multi-family, PC, 4/8/1981, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

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Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**BZA17-033**

**5400 Little Turtle Way**

OFFICE USE ONLY

Application Number: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Application Accepted by: \_\_\_\_\_ Fee: \_\_\_\_\_  
Commission/Civic: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To modify minimum building setback required by code section 3347.04(c)(1),  
Performance Criteria, to reduce the required minimum perimeter yard to  
twenty-five feet (25').

**LOCATION**

Certified Address: 5400 Little Turtle Way City: Columbus Zip: 43081

Parcel Number (only one required): 600-284366

**APPLICANT** (If different from Owner):

Applicant Name: Firewater Limited Phone Number: 614 592 8300 Ext.: \_\_\_\_\_

Address: 6253 Riverside Drive, Suite 200 City/State: Dublin, Ohio Zip: 43017

Email Address: mo.dioun@stonehenge-company.com Fax Number: 614 389 6515

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate page

Name: Firewater Limited Phone Number: 614 592 8300 Ext.: \_\_\_\_\_

Address: 6253 Riverside Drive, Suite 200 City/State: Dublin, Ohio Zip: 43017

Email Address: mo.dioun@stonehenge-company.com Fax Number: 614 389 6515

**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☒ Agent

Name: Mo M. Dioun Phone Number: 614 592 8300 Ext.: \_\_\_\_\_

Address: 6253 Riverside Drive, Suite 200 City/State: Dublin, Ohio Zip: 43017

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**SIGNATURES** (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



**STATEMENT IN SUPPORT**

APPLICATION #

**3307.09 Variances by Board.**

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
  2. Whether the variance is substantial.
  3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
  4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
  5. Whether the property owner purchased the property with knowledge of the zoning restriction.
  6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):**

See attachments.

Signature of Applicant

Date

3/15/17

Statement in Support

The minimum setback required for this residential development under Code §3347.04(c)(1) creates a practical difficulty because the nature of golf course use requires a buffer zone between the play area and the residential development. Property lines using the required setback will not provide for that buffer zone unless one is created and maintained by the residents, which would be manifestly unfair to them and require them to maintain a portion of a stormwater pond. This alone would create the need for dealing with the golf course and leave open the potential for future disputes.

The proposed plan allows the property line to be pulled back, thus requiring both the buffer zone and the stormwater pond to be on land owned and maintained by the golf course. This will lower the risk of unintended trespass of golf balls (and players) on to private land, lower the potential for disputes over pond maintenance, and benefit the residential development by lessening maintenance obligations and financial impact.

Plans showing the variance and residential development are attached.

Applicant also asks the board to consider the following:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Without the variance, the residential development would have to provide for (and maintain at their expense) a stormwater pond and a buffer zone or the golf course itself would have to be reconfigured. Either option would require substantial resources which could be better used elsewhere.

2. Whether the variance is substantial.

The variance is not substantial. The setback is being modified only upon those portions of the proposed development which are contiguous to Little Turtle Golf Course. This is the rear property line of the proposed development, and simply divides one expanse of green lawn area from another. The buildings are not visually closer or further from any sort of landmark such as roadways, sidewalks, or other buildings.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Granting the variance will not affect the character of the neighborhood in any way. In fact, the majority of the neighboring residences are so far away from the variance area that the variance area is either out of sight or insignificant in terms of visibility. As mentioned above, granting of the variance will simply move the invisible property line from one location in an expansive green area to another.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Granting the variance will not affect the delivery of governmental services. Water and sewer lines are below ground, trash collection will be by private company along public or private streets which are along the

front property lines of the new development (whereas the variance will be along the rear property lines)

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

The property owner was aware of the previously approved development plans, but the necessity to both obtain a lot split and still provide for a coordinated development with the adjacent golf course requires adjustment of the rear setback lines in order to leave maintenance obligations and costs with the golf course and minimize costs on the residential owners.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

The property owner has explored various alternatives and all are unworkable.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The purpose of the zoning code is to protect the public health, safety and welfare, to separate conflicting land uses, to regulate land use for public benefit, to assist in community planning, and to ensure orderly and manageable growth. This variance is consistent with all of these goals. Golf courses provide stable and desirable green space and open sight lines for residential uses, enhance neighboring property values, and a desirable but low-impact commercial use which complements residential neighborhoods.



**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**BZA17-033**

**5400 Little Turtle Way**

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steven B. VanSlyck

of (1) MAILING ADDRESS 6253 Riverside Drive, Suite 205, Dublin Ohio 43017

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 5400 Little Turtle Way

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Firewater Limited

6253 Riverside Drive, Suite 200  
Dublin Ohio 43017

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Firewater Limited  
614 592 8300

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5)

Northland Community Council  
David Paul

P.O. Box 297836, Columbus Ohio 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

(7) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 15 day of March, in the year 2017

Notary Seal Here

(7) Debra J. Layman  
Notary Public – State of Ohio  
My Commission Expires August 25, 2019



**BZA17-033**  
**5400 Little Turtle Way**

**APPLICANT**  
Firewater Limited  
6253 Riverside Drive, Suite 200  
Dublin, Ohio 43017

**OWNER**  
Firewater Limited  
6253 Riverside Drive, Suite 200  
Dublin, Ohio 43017

**ATTORNEY**

None

**AREA COMMISSION**  
Northland Community Council  
P.O. Box 297836  
Columbus, Ohio 43229

**AGENT**  
Mo M. Dioun  
6253 Riverside Drive, Suite 200  
Dublin, Ohio 43017

**SURROUNDING PROPERTY OWNERS**

Paul B and Susan M Sonderman  
5164 Deerskin Drive  
Westerville, Ohio 43081

Scott B and Aletheia M Morse  
5132 Deerskin Drive  
Westerville, Ohio 43081

Wallace A Boesch  
5144 Deerskin Drive  
Westerville, Ohio 43081

Carol Lynn Labuskes  
5218 Double Eagle Drive  
Westerville, Ohio 43081

David S and Paula S Wilson  
5209 Double Eagle Drive  
Westerville, Ohio 43081

Donald A Geyer Jr  
5231 Double Eagle Drive  
Westerville, Ohio 43081

Francis R and Ann J Walker  
5200 Double Eagle Drive  
Westerville, Ohio 43081

Gregory A Williams  
5244 Double Eagle Drive  
Westerville, Ohio 43081

JaneWang and Edward G Kelly  
5201 Double Eagle Drive  
Westerville, Ohio 43081

Joan M Madzay  
5258 Double Eagle Drive  
Westerville, Ohio 43081

Mary J and Mary J Reitenour,  
Trustees  
5226 Double Eagle Drive  
Westerville, Ohio 43081

Mary P Coughlin and Jerome F  
Kiener  
5236 Double Eagle Drive  
Westerville, Ohio 43081

Melissa A Schmidgall  
5208 Double Eagle Drive  
Westerville, Ohio 43081

Michael D Stamm and Cara L  
Evans  
5262 Double Eagle Drive  
Westerville, Ohio 43081

Nancy K Hartsough, Trustee  
5240 Double Eagle Drive  
Westerville, Ohio 43081

Philip E and Sandra L Warner,  
Trustees  
5235 Double Eagle Drive  
Westerville, Ohio 43081

Phillip M Smeltzer  
5253 Double Eagle Drive  
Westerville, Ohio 43081

Samy Paul Tonyemba  
5227 Double Eagle Drive  
Westerville, Ohio 43081

Steven J Mygrant  
5213 Double Eagle Drive  
Westerville, Ohio 43081

Theodor G and Deborah A Sianis  
5223 Double Eagle Drive  
Westerville, Ohio 43081

Timothy N Barhorst  
5222 Double Eagle Drive  
Westerville, Ohio 43081

**5400 Little Turtle Way**

**Timothy W and Sharon S Belknap**  
5254 Double Eagle Drive  
Westerville, Ohio 43081

**William M Lyons and Robert J Behal, Trustees**  
5205 Double Eagle Drive  
Westerville, Ohio 43081

**Gregory and Marcia K Stidham**  
5182 Eaglesnest Court  
Westerville, Ohio 43081

**John W and Denise A Walter**  
5190 Eaglesnest Court  
Westerville, Ohio 43031

**Matt A and Kimi Lee Tomkinson**  
5191 Eaglesnest Court  
Westerville, Ohio 43081

**Dean R Holder**  
5490 Eaglesnest Drive  
Westerville, Ohio 43031

**Gregory G and Kathleen M Metzger**  
5478 Eaglesnest Drive  
Westerville, Ohio 43081

**Robert C Williams II and Jacquelyn W Williams**  
5454 Eaglesnest Drive  
Westerville, Ohio 43081

**John D and Meri L Stumbo**  
5206 Flintrock Drive  
Westerville, Ohio 43081

**Amanda McCracken**  
5352 Lynx Court  
Westerville, Ohio 43081

**Charles B and Jill E Clutter**  
5320 Lynx Court  
Westerville, Ohio 43031

**D Bruce Robinson**  
5336 Lynx Court  
Westerville, Ohio 43081

**David A Routman and Marie A Gargon-Routman**  
5351 Lynx Court  
Westerville, Ohio 43081

**James F and Linda H Burns**  
5343 Lynx Court  
Westerville, Ohio 43031

**Lyndell R and Constance M Starcher**  
5344 Lynx Court  
Westerville, Ohio 43081

**Maureen Mahoney**  
5327 Lynx Court  
Westerville, Ohio 43081

**Michelle R Dockry and Nathaniel Churchman**  
5328 Lynx Court  
Westerville, Ohio 43081

**George E and Carol N Tombaugh**  
5522 Lynx Drive  
Westerville, Ohio 43031

**Joyce E Martin**  
5584 Lynx Drive  
Westerville, Ohio 43031

**Robert and Loreen G Payne**  
5514 Lynx Drive  
Westerville, Ohio 43031

**Suzanna K Stedman, Trustee**  
407 Meadow View Drive  
Powell, Ohio 43065

**John D Sommer**  
5526 Moccasin Drive  
Westerville, Ohio 43081

**L Max and Christine W Traven**  
5542 Moccasin Drive  
Westerville, Ohio 43081

**Michael D King, Trustee**  
5534 Moccasin Drive  
Westerville, Ohio 43081

**Abigail M and Jonathan D Sammons**  
4433 Ravine Drive  
Westerville, Ohio 43081

**Carl and Karen Winstead**  
4475 Ravine Drive  
Westerville, Ohio 43081

**David G and Lee Ann Wine, Trustees**  
4527 Ravine Drive  
Westerville, Ohio 43081

**Margaret A and Robert T Blackwell**  
4503 Ravine Drive  
Westerville, Ohio 43081

**Norma J Mnich, Trustee**  
4567 Ravine Drive  
Westerville, Ohio 43081

**Patrick and Jennifer Myers**  
4515 Ravine Drive  
Westerville, Ohio 43081



**BZA17-033**  
**5400 Little Turtle Way**

**Raymond T and Amanda  
Godzinski  
4451 Ravine Drive  
Westerville, Ohio 43081**

**Shelva Jean Scott  
4553 Ravine Drive  
Westerville, Ohio 43081**

**Jack and Susan Anderson  
17 Bella Vista Street  
Quaker Hill Ct 06375**

**Karen A and John W Wilson,  
Trustees  
5156 Deerskin Drive  
Westerville, Ohio 43031**

**Pickawillany Condominium Unit  
Owners Assoc  
6255 Corporate Center Drive  
Dublin, Ohio 43016**

**Richard E and Edna G Grindley  
P.O. Box 106  
New Albany, Ohio 43054**

**Russell R and Shelly K Parkinson  
4947 Albany Meadow  
Westerville, Ohio 43081**

**Silvertree Apartments Inc  
600 Stonehenge Parkway, Floor 2  
Dublin, Ohio 43017**

**Therese A Gross and Mark J  
Marczewski  
5183 Eaglesnest Court  
Westerville, Ohio 43081**

**Turtle Villas Apartments LLC  
5450 Firewater Lane  
Westerville, Ohio 43031**

**Willard G Hill II and Margot N Hill  
P.O. Box 30071  
Columbus, Ohio 43230**

**Douglas N Riggle  
417 W Kanawha Avenue  
Columbus, Ohio 43214**

**Kimberly S and David C Troutner  
5093 Hollow Log Lane  
Westerville, Ohio 43081**

**Lewis D and Della E Ash  
425 Thornbury Lane  
Powell, Ohio 43065**

**Nancy L Roberts  
5101 Hollow Log Lane  
Westerville, Ohio 43081**

**Richard E Browning  
5097 Hollow Log Lane  
Westerville, Ohio 43081**

**Whitney L and Nicholas G  
Presutto  
5095 Hollow Log Lane  
Westerville, Ohio 43081**

**Barbara Shnider Feuer  
278 Crossing Creek North  
Gahanna, Ohio 43230**

**AERC St Andrews LLC  
1 AEC Parkway  
Cleveland, Ohio 44143**

**Bryan H and Audrey A Leavitt  
8635 Dumont Lane, Apt 103  
Columbus, Ohio 43235**

**Gerald A Salters, Trustee  
5528 Longrifle Road  
Westerville, Ohio 43081**

**Jason J and Kathleen R Skestos  
1098 Newark Granville Road  
Granville, Ohio 43023**

**Jennifer S Burroway, Trustee  
8805 Rock Dove Road  
Lewis Center, Ohio 43035**

**Michael J and Brenda E Carsey  
15924 Lavenham Road  
Huntersville, NC 28078**

# Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

BZA17-033

5400 Little Turtle Way

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Mo M. Dioun

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) 6253 Riverside Drive, Suite 200, Dublin Ohio 43017

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Firewater Limited, 6253 Riverside Drive, Suite 200, Dublin Ohio 43017

Mina Doun (Sole Member), 6253 Riverside Drive, Suite 200, Dublin Ohio 43017

SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 15 day of March, in the year 2017

Debra J. Layman

Debra J. Layman  
Notary Public – State of Ohio  
My Commission Expires August 25, 2019

Notary Seal Here



**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 600284366, 600284367

Zoning Number: 5400

Street Name: LITTLE TURTLE WAY

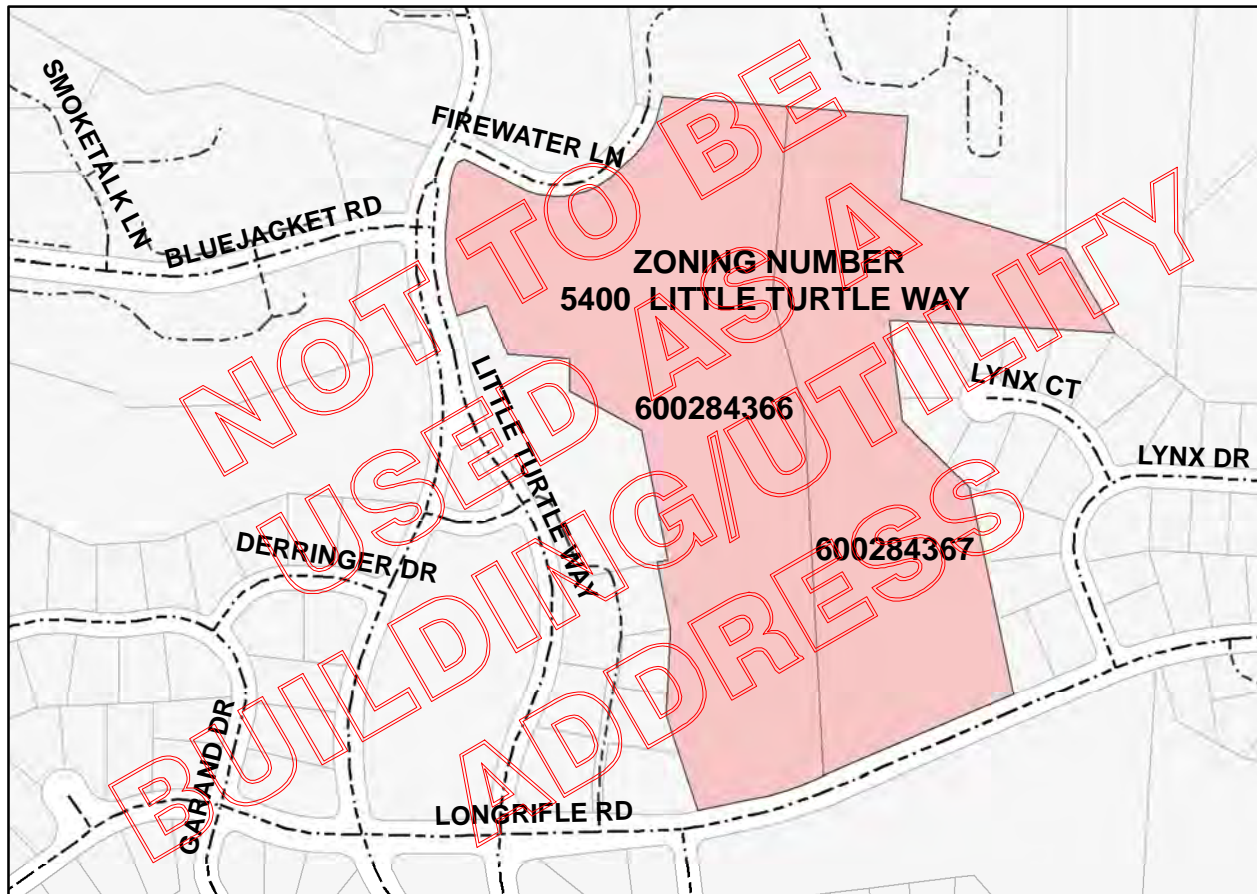
Lot Number: N/A

Subdivision: N/A

Requested By: FIREWATER LTD (MO DION)

Issued By: *Idyona Williams*

Date: 3/15/2017



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 86837

FIREWATER LIMITED  
WRITTEN ACTION OF THE MANAGER  
March 15, 2017

The undersigned is the sole manager of **Firewater Limited** (the Company), a limited liability company formed under the laws of the state of Ohio, and takes this action in writing pursuant to the Declaration.

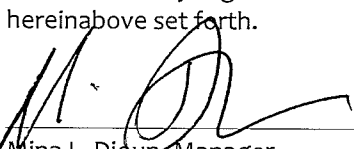
**I certify** that I am the Company's duly appointed, authorized and acting manager, that there are no other managers, that I have all of the powers and authorities granted to managers of "manager-managed" limited liability companies under the Ohio Revised Code, that no action nor further action on the part of, or authority or direction from, any Member of the Company or any other legal or natural person is required for the Company to authorize the transactions and authorities herein contemplated and granted; and that I have the full, plenary, and unfettered power so to do, on behalf of the Company and pursuant to the Declaration and the powers therein granted to me by the members of the Company. I further certify that the present incumbent secretary of the company is Steven B. VanSlyck.

**I further certify** that I am authorized to do any and all things I deem necessary or advisable and in the best interest of the Company in connection with the authorities herein contemplated and granted, and that I am and have at all material times been, without the signature of any other person, authorized and empowered, for and on behalf of the Company, to give and grant the authorities herein contemplated and granted; and to cause the Company to pay such fees, costs and expenses as in my judgment may be necessary or appropriate to carry out the Company's business and effect the purposes of this resolution.

**Now, therefore, be it resolved**, that the Company shall submit an application to the Board of Zoning Adjustment of the City of Columbus, Ohio for the purpose of seeking adjustment of setback lines and such other adjustments and variances as my Special Manger, appointed below, shall deem fit, reasonable or desirable to apply for (the Application).

**Be it further resolved**, that **Mo M. Dioun** is hereby appointed **Special Manager**, and he is hereby authorized in the name and in behalf of the Company, to submit the Application as aforesaid, to seek therein adjustment of setback lines and such other adjustments and variances as he shall deem fit, reasonable or desirable to apply for, and to enter into, make, accept, acknowledge, execute, and deliver such documents in the premises as he may deem necessary or desirable in the premises.

**In Testimony Whereof, I, Mina L. Dioun**, being the sole manager of the Company, have hereunto set my hand and caused my signature to be affixed as of the date first written above, in acknowledgment of the matters hereinabove set forth.

  
Mina L. Dioun, Manager

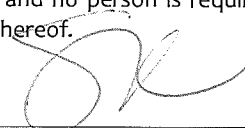
FIREWATER LIMITED

By 

Mina L. Dioun, Manager

CERTIFICATE OF SECRETARY

**I, Steven B. VanSlyck**, certify that I am the duly appointed and acting secretary of Firewater Limited (the Company), that I have the care, custody and control of the legal records thereof, and that the foregoing resolutions were adopted by the sole manager on the date or dates above indicated, have not been modified, amended, rescinded or revoked, and are on this date in full force and effect. **I further certify**, pursuant to Article 6, section 2 of the Member's Written Declaration, that **Mina L. Dioun** is the sole manager of the Company, that the provisions of Article V, section 5, "Powers Reserved to the Member," are inapplicable, and that this certificate is conclusive as to the statements contained herein and no person is required or entitled to look to the member, manager, or any of them, for any further confirmation or affirmation hereof.

  
Steven B. VanSlyck, Secretary

3/15/2017  
Date



Bearings are based on the same meridian as the bearing shown on the plat entitled "The Glad", of record in Plat Book 57, Page 12, in which the centerline of Longrifle Road has a bearing of North 89° 45' 00" East, Recorder's Office Franklin County, Ohio.

BZA17-033  
5400 Little Turtle Way  
Parcel B  
TRACT 1  
0-004-0  
ALL OF  
(545)  
100074  
±  
(600)  
284365

PARCEL B – Tract 2:

13.579 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Lot 14, Quarter Township 4, Township 4, Range 17, United States Military Lands, being part of the original 58.359 acre tract conveyed as Parcel B to Wickford Company, Inc. by deed of record in Official Record 11507C12, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a ¾ inch iron pipe found in the northerly right-of-way line of Longrifle Road (60 feet in width) at the southeasterly corner of "Village at Little Turtle Condominium First Amendment", a condominium plat of record in Condominium Book 89, Page 58;

Thence North 16° 28' 41" West, a distance of 209.91 feet, with the easterly lines of said "Village at Little Turtle Condominium First Amendment" and "The Village at Little Turtle Condominium", a condominium plat of record in Condominium Book 86, Page 80, to an iron pin set;

Thence North 04° 51' 12" East, a distance of 182.38 feet, with the easterly lines of said "The Village at Little Turtle Condominium" and "Village at Little Turtle Condominium Second Amendment", a condominium plat of record in Condominium Book 96, Page 5, to an iron pin set at the southeasterly corner of "Village at Little Turtle Condominium Third Amendment", a condominium plat of record in Condominium Book 102, Page 31;

Thence North 09° 37' 11" West, a distance of 139.37 feet, with the easterly line of said "Village at Little Turtle Condominium Third Amendment" to an iron pin set at the northeasterly corner thereof;

Thence across said original 58.359 acre tract, the following courses and distances:

North 80° 22' 49" East, a distance of 17.45 feet, to an iron pin set;

North 09° 37' 11" West, a distance of 275.00 feet, to an iron pin set;

North 59° 27' 02" West, a distance of 170.00 feet, to an iron pin set;

North 00° 35' 28" East, a distance of 68.62 feet, to an iron pin set;

North 83° 56' 46" West, a distance of 127.36 feet, to an iron pin set;

North 20° 59' 23" West, a distance of 113.23 feet, to an iron pin set;

South 72° 56' 50" West, a distance of 75.00 feet, to an iron pin set on a curve in the easterly line of Little Turtle Way, of record in Plat Book 46, Pages 17-18;

Thence with the said easterly right-of-way line, the following courses and distances:

With said curve to the right, having a central angle of 23° 13' 10", a radius of 440.00 feet, an arc length of 178.31 feet, and a chord which bears North 05° 26' 35" West, a chord distance of 177.09 feet, to a ¾ inch iron pipe found at a point of tangency;

North 06° 10' 00" East, a distance of 75.77 feet, to a ¾ inch iron pipe found at a point of curvature;

With said curve to the right, having a central angle of 15° 51' 40", a radius of 225.71 feet, to arc length of 62.48 feet, and a chord which bears North 14° 05' 50" East, a chord distance of 62.28 feet, to a ¾ inch iron pipe found at a point of compound curvature;

With said curve to the right, having a central angle of 97° 51' 50", a radius of 20.00 feet, an arc length of 34.16 feet, and a chord which bears North 70° 57' 35" East, a chord distance of 30.16 feet, to an iron pin set in the southerly right-of-way line of Firewater Lane, of record in Plat Book 48, Page 26;

Thence with said southerly right-of-way line, the following courses and distances:

South 60° 06' 30" East, a distance of 114.35 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 74° 58' 23", a radius of 175.00 feet, an arc length of 228.99 feet, and a chord which bears North 82° 24' 19" East, a chord distance of 213.00 feet, to an iron pin set at a point of tangency;

North 44° 55' 07" East, a distance of 43.35 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 28° 30' 00", a radius of 225.00 feet, an arc length of 111.92 feet, and a chord which bears North 30° 40' 07" East, a chord distance of 110.77 feet, to an iron pin set at the point of tangency;

North 16° 25' 09" East, a distance of 27.11 feet, to an iron pin set in the southerly line of the 15.777 acre tract conveyed to Columbus III – Oxford Associates Limited Partnership by deed of record in Official Record 5041A14;

Thence South 83° 51' 00" East, a distance of 263.73 feet, with the southerly line of said 15.777 acre tract, to an iron pin set;

Thence across said 58.359 acre tract, the following courses and distances:

South 06° 07' 00" West, a distance of 400.00 feet, to an iron pin set;

South 14° 02' 52" East, a distance of 250.00 feet, to an iron pin set;

South 01° 42' 48" East, a distance of 757.00 feet, to an iron pin set in the northerly right-of-way line of said Longrifle Road;

Thence with said northerly right-of-way line, the following courses of distances:

South 68° 08' 00" West, a distance of 9.36 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of 11° 04' 42", a radius of 775.00 feet, an arc length of 149.85 feet, and a chord which bears South 73° 40' 21" West, a chord distance of 149.62 feet, to an iron pin set at a point of tangency;

South 79° 12' 42" West, a distance of 111.93 feet, to the POINT OF BEGINNING, containing 13.579 acres, more or less.

Subject, however, to all legal rights-of way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the same meridian as the bearings shown on the plat entitled "The Glad", of record in Plat Book 57, Page 12, in which the centerline of Longrifle Road has a bearing of North 89° 45' 00" East, Recorder's Office Franklin County, Ohio.

PARCEL NUMBERS: 545-100074

600-284366

600-284365

PARCEL B  
TRACT 2  
0-004-C  
ALL OF  
(600)  
284366

## Exhibit A

### PARCEL I:

#### TRACT I:

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Lot 14, Quarter Township 4, Township 4, Range 17, United States Military Lands, being part of the original 58.359 acre tract conveyed as Parcel B to Wickford Company, Inc. by deed of record in Official Record 11507C12, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning at a 3/4 inch iron pipe found in the northerly right of way line of Longrifle Road (60 feet in width) at the southwesterly corner of Lot 56 of "The Glade Section 2", a subdivision of record in Plat Book 65, page 30;

Thence South 68° 08' 00" West, a distance of 430.95 feet, with the northerly right of way line of said Longrifle Road, to an iron pin set;

Thence across said original 58.359 acre tract, the following courses and distances:

North 01° 42' 48" West, a distance of 757.00 feet, to an iron pin set;

North 14° 02' 52" West, a distance of 250.00 feet, to an iron pin set;

North 06° 07' 00" East, a distance of 400.00 feet, to an iron pin set in the Southerly line of the 15.777 acre tract conveyed to Columbus III - Oxford Associates Limited Partnership by deed of record in Official Record 5041A14;

Thence with the southerly line of said 15.777 acre tract, the following courses and distances:

South 83° 51' 00" East, a distance of 250.64 feet, to an iron pin set;

South 06° 09' 00" West, a distance of 174.00 feet, to an iron pin set;

South 71° 45' 00" East, a distance of 357.74 feet, to an iron pin set;

Thence South 29° 24' 10" East, a distance of 199.04 feet, across said original 58.359 acre tract, to an iron pin set in the northerly line of said "The Glade Section 2";

Thence with the northerly and westerly lines of said "The Glade Section 2", the following courses and distances:

North 85° 14' 42" West, a distance of 470.00 feet, to a 3/4 inch iron pipe capped "Northland" found; South 06° 20' 41" East, a distance of 218.98 feet, to an iron pin set;

South 44° 40' 17" East, a distance of 190.63 feet, to a 3/4 inch iron pipe found;

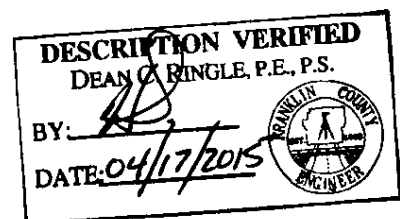
South 10° 42' 30" East, a distance of 444.40 feet, to the POINT OF BEGINNING, containing 10.744 acres, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT Inc.

Bearings are based on the same meridian as the bearings shown on the plat entitled "The Glade" of record in Plat Book 57, page 12, in which the centerline of Longrifle Road has a bearing of North 89° 45' 00" East, Recorder's Office, Franklin County, Ohio.

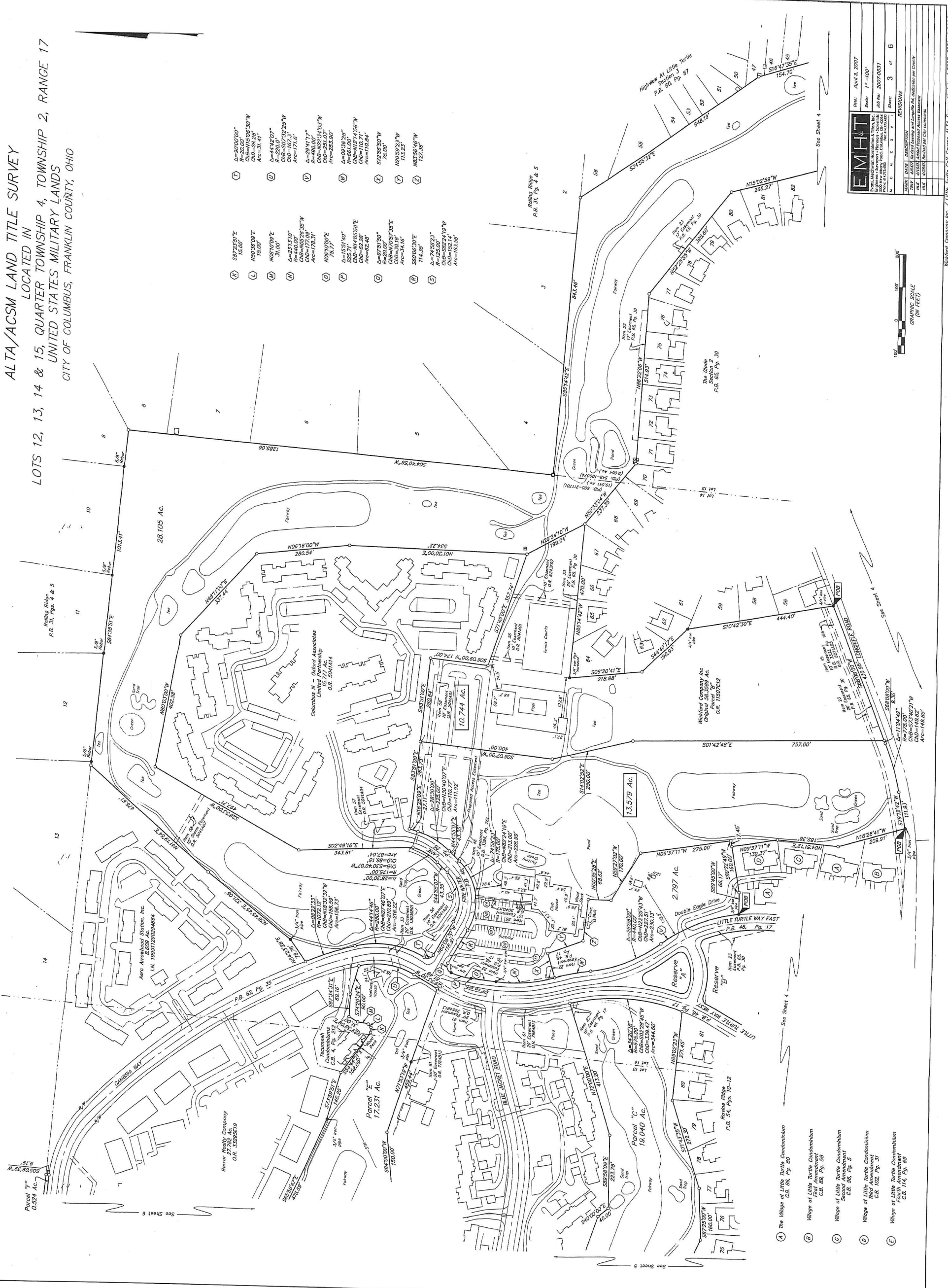
PARCEL NUMBER: 600-284367

0-004-C  
ALL OF  
(600)  
284367





ALTA/ACSM LAND TITLE SURVEY  
LOCATED IN  
LOTS 12, 13, 14 & 15, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

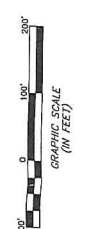


(K)	S87°23'51"E 13.00'
(L)	N50°38'09"E 15.00'
(M)	N08°10'09"E 31.00'
(N)	Δ=44°42'07" R=226.0' CHB=507°32'25"W CHD=171.6'
(O)	Δ=39°11'17" R=480.0' CHB=440.00' CHD=172.01'
(P)	Δ=15°51'40" R=225.71' CHB=145°50'E CHD=62.28'
(Q)	Δ=97°51'50" R=20.00' CHB=170°57'35"E CHD=34.16'
(R)	S89°08'30"E 14.35'
(S)	Δ=74°50'23" R=107.58' CHB=502°24'19"W CHD=163.56'
(T)	Δ=90°00'00" R=20.00' CHB=108°50'30"W CHD=31.41'
(U)	Δ=44°42'07" R=226.0' CHB=507°32'25"W CHD=171.6'
(V)	Δ=39°11'17" R=480.0' CHB=440.00' CHD=172.01'
(W)	Δ=15°51'40" R=225.71' CHB=145°50'E CHD=62.28'
(X)	Δ=97°51'50" R=20.00' CHB=170°57'35"E CHD=34.16'
(Y)	S89°08'30"E 14.35'
(Z)	Δ=74°50'23" R=107.58' CHB=502°24'19"W CHD=163.56'

**EMHT**  
EMERALD MEASUREMENTS & TITLES, INC.  
10000 N. High Street, Suite 100  
Columbus, OH 43240  
Phone: 614.275.6800  
Fax: 614.275.6801  
www.emht.com

DATE: April 3, 2007  
SCALE: 1"=100'  
JOB NO: 2007-0031  
SHEET: 3 of 6  
REVISIONS

BY	DATE	DESCRIPTION
EM	4/3/07	Final Survey and Platting
EM	4/3/07	Final Survey and Platting
EM	4/3/07	Final Survey and Platting



- (A) The Village at Little Turtle Condominium  
C.B. 88, Pg. 80
- (B) Village at Little Turtle Condominium  
First Amendment  
C.B. 89, Pg. 59
- (C) Village at Little Turtle Condominium  
Second Amendment  
C.B. 89, Pg. 6
- (D) Village at Little Turtle Condominium  
Third Amendment  
C.B. 102, Pg. 31
- (E) Village at Little Turtle Condominium  
Fourth Amendment  
C.B. 114, Pg. 69

